Karen Johnson Davidson County
Batch# 857727 DEEDWARR
05/18/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220518-0057559

Name and Address of New Owner:
Brody Martinez and Arielle Hartley
2205 Burbank Ave
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 119-01-0-187.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Josh Emory Fieldhouse and Susan Alice Fieldhouse, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brody Martinez and Arielle Hartley,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Mortgage Bond Company's Subdivision of part of Block "B", Overhill City Subdivision, of record in Plat Book 843, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Fieldhouse by Warranty Deed from Essie L. Reece, being the same person as Essie L. Stover, of record in Instrument No. 20010710-0073239, Register's Office for Davidson County, Tennessee, dated July 03, 2001 and recorded on July 10, 2001. (Value of consideration shown in aforementioned deed $95,000.00.)

For informational purposes only: Being also known as 2205 Burbank Ave, Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of May, 2022.

(SEAL)
Josh Emory Fieldhouse

(SEAL)
Susan Alice Fieldhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Emory Fieldhouse and Susan Alice Fieldhouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2022.

Notary Public
My commission expires: 3/3/25

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of May, 2022.

Notary Public
My commission expires:_____

File No. ST-22-442



202205180057559

**Tennessee Certification of Electronic Document**

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **05/06/2022** (date of document).

Affiant Signature

**05/06/2022**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **May**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

